

Life Sciences Center II Design -- No. 780300

Category
Agency
Planning Area
Relocation Impact

General Government
Economic Development
Countywide
None.

Date Last Modified
Previous PDF Page Number
Required Adequate Public Facility

January 3, 2002
NONE
NO

EXPENDITURE SCHEDULE (\$000)

Cost Element	Total	Thru FY01	Estimate FY02	Total 6 Years	FY03	FY04	FY05	FY06	FY07	FY08	Beyond 6 Years
Planning, Design and Supervision	350	0	0	350	200	150	0	0	0	0	0
Land											
Site Improvements and Utilities											
Construction											
Other											
Total	350	0	0	350	200	150	0	0	0	0	0

FUNDING SCHEDULE (\$000)

Current Revenue: General	350	0	0	350	200	150	0	0	0	0	0
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ANNUAL OPERATING BUDGET IMPACT (\$000)

DESCRIPTION

This project provides for consulting services for preparation of Concept Plans and Preliminary Subdivision Plans for two of the four sites identified in the County as ideal locations to provide a supply of readily available sites for prospective biotechnology and other technology companies expanding in or locating to the County. Twenty-five sites within the County were identified by the Department of Economic Development and a consulting and research firm was contracted to conduct an extensive marketability and feasibility study. The County and consulting firm determined that the four most promising sites are: surplus land on Montgomery College Germantown Campus, the WSSC Site 2 in White Oak, lands adjacent to Belward Research Campus, and the former Comsat site in Clarksburg. Of these sites, the Belward Research Campus and Comsat sites do not require additional planning and design work. Depending on the final outcome of the County's negotiations and partnerships with these property owners, any one, two, or all four sites could be developed into a new Life Sciences Center.

Service Area

Germantown and White Oak area.

JUSTIFICATION

Montgomery County developed the Shady Grove Life Sciences Center (SGLSC) as a research and development park for the purpose of providing a supply of readily available sites for prospective biotechnology companies. The SGLSC provides: a unique focus for the life sciences industry; the educational and research resources for County residents, employers, and labor force; and has been a catalyst in attracting world renowned life sciences companies such as TIGR, BioReliance, EntreMed, and Otsuka Pharmaceuticals. All the available parcels in the SGLSC have now been leased, purchased, or otherwise committed. The County has more recently focused its efforts on a 30-acre portion of the Johns Hopkins University Belward Research Campus in cooperation with the University. Thusfar, the Belward Campus has attracted two major biotechnology companies, Human Genome Sciences and Automated Precision, Inc., and HGS is committed to developing the remaining parcels. Given the success of the SGLSC and the growing mass of life sciences and other technology companies in the County, it is in the County's interest to continue to invest in and develop projects to attract and provide growth and expansion opportunities for life science and other technology companies.

Plans and Studies

Preparation of concept and preliminary subdivision plans require the following elements: engineering survey and base maps; natural resources inventory; wetlands & floodplain survey; geotechnical report; traffic study and traffic mitigation plan; design and layout; stormwater management concept and plan; water, sewer and other utilities plans; and meetings and project management.

Cost estimates are based on similar work being provided by the consulting firm for the study for the Shady Grove Life Sciences Center.

OTHER

Montgomery College's FY03 request to support this project (Germantown Business Park) has been integrated with and absorbed by this project. The Department of Economic Development and the College will work with the consultant to ensure that plans are consistent with the College's Master Plan and mission and meet the needs of both the College and industry. Financing and leasing models of integrated industry-college campuses will also be analyzed.

APPROPRIATION AND EXPENDITURE DATA

Date First Appropriation	FY03	(\$000)
Initial Cost Estimate		350
First Cost Estimate		
Current Scope	FY03	350
Last FY's Cost Estimate		0
Present Cost Estimate		350
Appropriation Request	FY03	200
Appropriation Request Est.	FY04	150
Supplemental		
Appropriation Request	FY02	0
Transfer		0
Cumulative Appropriation		0
Expenditures/		
Encumbrances		0
Unencumbered Balance		0
Partial Closeout Thru	FY00	0
New Partial Closeout	FY01	0
Total Partial Closeout		0

COORDINATION

Department of Economic Development
M-NCPPC
Montgomery College
WSSC
Johns Hopkins University

MAP

